



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	301,614
FGR	575	55	316	42,894
FOP	48	30	14	1,901
FOP	170	30	51	6,923
FST	28	55	15	2,036
FST	36	55	20	2,715
FUS	839	100	839	113,886
PTO	110	5	6	815
UOP	182	20	36	4,886

TOTALS	4,210		3,519	477,668
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	1126	CB/STC 8"	0	0	22	6	132.00	SF	8.00
3	0825	BRICK	0	0	7	7	49.00	SF	12.50
4	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50
5	0855	CONC PAVER	0	0	0	0	1,764.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,519	105.8400	158.76	558,676	1993	1993	0	0	14.50	85.50
1 SFR CUST - 0% - 0											
Heated Area: 3061											
HX Base Yr											

15 PAINTED BUNTING, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	1126	CB/STC 8"	0	0	22	6	132.00	SF	8.00	8.00	100	1993	1993	3	66	697	
3	0825	BRICK	0	0	7	7	49.00	SF	12.50	12.50	100	1993	1993	3	89	545	
4	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	1993	1993	3	66	90	
5	0855	CONC PAVER	0	0	0	0	1,764.00	SF	7.00	7.00	100	2000	2000	3	79	9,755	

TOTAL OB/XF										12,567							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000

Total Acres: 0.00	Total Land Value: 650,000	Market: 0	Agricultural: 0	Common: 650,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				477,668	
TOTAL MARKET OB/XF VALUE				12,567	
TOTAL LAND VALUE - MARKET				650,000	
TOTAL MARKET VALUE				1,140,235	
SOH/AGL Deduction				303,420	
ASSESSED VALUE				836,815	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				836,815	
TOTAL JUST VALUE				1,140,235	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,069,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8194	NEW CONSTR	160,750	06/23/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1868	6/28/2024	WD	Q	I	01	1,600,000
GRANTOR: PERNO LOUIS A & BETTY						
GRANTEE: DAECH TAMMY & EDWAR						
2102/0155	2/16/2017	WD	Q	I	01	775,000
GRANTOR: PETERSEN JANET E & DO						
GRANTEE: PERNO LOUIS A & BET						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N3 W7 S3 W3 FOP=[YR=1993] W17 S1 UOP=[YR=1993] W8 S7 W6 S9 E14 N16\$ S9 E17 N10\$ S10 W17 S7 W14 S16 W3\$13 PTO=[YR=1993] S5 W5 S10 E5 FGR=[YR=1993] S27 E7 FST=[YR=1993] S4 E9 N4 W9\$ E16 N23 W7N6 W5 S2 FST=[YR=1993] W7 S4 E7 N4 \$ S4 W7 N4 W4\$ E4 N15 W4\$ E4 S15 E7N2 E5 N7E2 N5E2 S1 E6 N1 E2 S5FOP=[YR=1993] S6 E8 N6 W8\$ E8 S6 E9 N18 E8 N22 W2 N18\$ PTR= E15 FUS=[YR=1993] E3 N4 E25 S10 E5 N21 E17 S18 W6 S3 W6 S5 E2 S5 W12 N5 W1 S1 W8N1 W6 N2 W13 N9 \$ W15\$.									